

Appendix 2F: Angels Camp Land Development Standards

Zoning Districts Permitting Housing - Development Standards (Per City of Angels 1995 General Plan)										
Zoning		Development Standards								
District	Vacant Acres	Public Water	Public Sewer	Setbacks	Lot Coverage	Roads	Parking/g/	Design Standards	Sidewalks	Height
RA: Residential Agricultural, five acre minimum	250	Y	Y	F=20 R=10 S=20	10,000 sq. ft. per 5 acres	Case-by-Case See Appendix E	See 17.69 Below	No	See Below	35'
R-1: Single-family residential	72	Y	Y	F=20 R=20 S=5	10,000+ sq. ft lot = 25% 8,001-91999 sq. ft. = 30% - 25% 8,000 and less sq. ft. lot=30%	Case-by-Case See Appendix E	See 17.69 Below	No	See Below	35'
R-1:PD Single-family residential; Planned Development	23	Y	Y	F=20/a/ R=10-20/a/ S=5/a/	35%	Case-by-Case See Appendix E	See 17.69 Below	Per PD Permit	See Below	35'
R-2: Two-family residential district	15	Y	Y	F= 20 R =10 S=5	35%	Case-by-Case See Appendix E	See 17.69 Below	No	See Below	35'

Zoning Districts Permitting Housing - Development Standards

(Per City of Angels 1995 General Plan)

Zoning		Development Standards								
District	Vacant Acres	Public Water	Public Sewer	Setbacks	Lot Coverage	Roads	Parking/g/	Design Standards	Sidewalks	Height
R-2:PD Two-family residential district/Planned Development	0	Y	Y	F=20 R=10 S=5	35%	Case-by-Case See Appendix E	Per PD	Per PD Permit	See Below	35'
R-3: Multiple-density residential	61	Y	Y	F=20 R=10 S=5	35%	Case-by-Case See Appendix E	See 17.69 Below	No	See following	35'
R-3:PD Multiple-family residential, planned development	9	Y	Y	F=20 R=10 S=5	40%	Case-by-Case See Appendix E	See 17.69 Below	Per PD Permit	See following	40'
Total	430									

/a/ Varies by lot in Unit 2 – Greenhorn Creek Subdivision

Y= Required

●= May be required under certain circumstances

○ = Not Required

F= Front setback

R = Rear setback

S = Side setback

Parking Requirements	
Section 17.69 of the City of Angels Municipal Code	
Use	Parking Requirements
Retail sales	1 per 250 sq. ft
Barber & Beauty Shop	2 per 250 sq. ft
Restaurant, Sit-down	1.2 per 200 sq. ft
Restaurant, fast-food	1 per 200 sq. ft
Restaurant, drive-in	1 per 200 sq. ft
Beer parlors & nightclubs	1.2 per 200 sq. ft
Offices, clinics (with or without customer service)	1 per 250 sq. ft.
Bank	1 per 250 sq. ft
Warehouse, mini-storage	1 per 30 storage spaces
Laundromat	.25 per machine
Residential, single family	2 per dwelling unit
Residential, duplex	2 per dwelling unit
Residential, multi-family	2 per dwelling unit
Residential, mobilehome	2 per dwelling unit
Residential, granny flat	1 per dwelling unit
Residential hotel	1 per dwelling unit
Rooming house, boardinghouse, dormitory, convalescent hospital	0.4 times the lawful occupancy level
Mobilehome parks and manufactured home subdivisions	2 per mobilehome site
Libraries, museums, art galleries	1 per 300 sq. ft.
Automobile machinery sales and bulky retail sales, including furniture, appliances, nurseries, garden supply and building materials	1 per 500 sq ft plus + 1 per 200 square feet of outdoor sales or service area + 1 space for each employee + 1 off-street loading area
Public administrative and service buildings	1 per 250 sq. ft
Nursing homes, homes for the aged, group care homes, convalescent hospitals, etc.	1 per 3 beds
Schools	1 per employee or faculty + 1 per 42 sq. ft seating area in auditorium or assembly area + 1 off-street loading area per school bus regularly serving the school
Hotel or motel	1.2 per unit
Places of assembly, theaters, churches	0.35 times the seating capacity
Golf courses	7 per hole
Bowling alley	5 per lane + parking per other uses
Industrial uses	1 per employee per max. shift
Flea markets, craft fairs, miniature golf	1 per 500 sq. ft indoor and outdoor area occupied
Parks and playgrounds	5% total gross area to be reserved for vehicle parking
Ball fields	1 per 4 fixed seats
Swimming and tennis clubs, health clubs, recreational clubs and similar uses	1 per 100 sq. ft. pool area+ 2 spaces per tennis court + 1 space per 2 occupants per occupancy load as determined in the Uniform Building Code

Sidewalk requirements:

Chapter 12.20 of the City of Angels Municipal Code requires construction of curbs, gutters and sidewalks along all portions of State Highways 49 and 4 for any new construction or enlargement of an existing building on any parcel:

- adjoining Highway 49 or 4;
- along all city streets for new commercial construction or enlargement of commercial structures,
- along all new streets constructed as part of a new subdivision,
- along existing city streets for any parcel created by a new subdivision adjoining an existing street; and
- along existing city streets and private driveways open to the public if it is determined by the city to benefit the health, welfare and safety of the public